

***BOARD OF EXAMINERS, APPEALS AND CONDEMNATION
CITY OF LONG BEACH COUNCIL CHAMBERS, LOBBY LEVEL
333 WEST OCEAN BOULEVARD, LONG BEACH, CALIFORNIA
2:00 P. M. - JANUARY 10, 2005***

**BOARD OF EXAMINERS, APPEALS & CONDEMNATION – AGENDA –
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1. **CASE NO. C-7736-09-04: 475 E. 60TH STREET,** Old Kent Mortgage Company,
Owner. {(Project No. 324917) (Council Dist. – 9)
{Substandard Building Case – Continuation}
2. **CASE NO. C - 7741-01-05: 5650 LEWIS AVENUE,** O. B. General Contractors,
Owner. {(Project No. 402129) (Council Dist. – 8)
{Substandard Building Case – with Appeal of Time Extension}

OPPORTUNITY FOR PUBLIC COMMENTS:

NEW OR UNFINISHED BUSINESS:

Present draft of Citation Ordinance, the Board's role, and potential cases.

SET DATE FOR NEXT HEARING: FEBRUARY 14, 2005

MOTION FOR ADJOURNMENT:

BOARD OF EXAMINERS, APPEALS AND CONDEMNATION
JANUARY 10, 2005
AGENDA ITEM NO. 1

CASE NO. C-7736-09-04: 475 E. 60TH STREET, Old Kent Mortgage Company, Owner. {(Project No. 324917) (Council Dist. – 9) “**cont’d.**”

Comments: This is a **Substandard Building Case**. This case has been continued from the November 15, 2004 hearing to allow for research by Community Development to determine if the property at 475 E. 60th St., Long Beach, California would qualify for a housing ownership program. Research of the property revealed that HUD is no longer the property owner. Community Development has been unable to assist in this matter. Staff has made an effort to put the owner of record, Old Kent Mortgage Company, as well as a possible transferee, Fifth Third Bank in touch with Mr. Sommerville, the interested buyer. There are ___ photos for the record. The owner has not complied with the Building Official's order to rehabilitate the Single Family Dwelling with Detached Garage located at 475 E. 60th St., Long Beach, California or abate the public nuisance on or before **July 1, 2004**. The building has been vacant since prior to Notification of Substandard Building dated March 26, 2004. Permits have not been obtained. The rehabilitation work has not started. A recent inspection revealed the property remains in violation.

Suggested Board Action: Conclude the hearing, adopt the findings of the Building Official as the Board's findings, determine that the Single Family Dwelling with Detached Garage are substandard and public nuisances, and order the owner to demolish or rehabilitate the structures as per Findings dated December 30, 2004 by **February 10, 2005**. Also order the owner to maintain the structures in a safe, clean and secure manner until the demolition or rehabilitation is completed.

BOARD OF EXAMINERS, APPEALS AND CONDEMNATION
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AGENDA ITEM NO. 2

CASE NO. C - 7741-01-05: 5650 LEWIS AVENUE, O. B. General Contractors,
Owner. {(Project No. 402129) (Council Dist. – 8)}

Comments: This is a **Substandard Building Case**. There are ____ photos for the record. Mr. Dallas Oakley, representative for the owner, O. B. General Contractors, has requested in writing a time extension to comply with the Board's determination of **September 20, 2004** which required the owner to demolish or rehabilitate the Single Family Dwelling with Patio Cover and Detached Garage located at 5650 Lewis Ave., Long Beach, California as per Findings dated **September 9, 2004** by **November 20, 2004**. At the time of the **September 20, 2004** hearing, staff reported that **10%** of the work had been completed. Permits have been obtained but are now suspended, pending the Board's determination. The rehabilitation work has not been completed within the time frame. Staff's report indicates that approximately **35%** of the rehabilitation has been finished. A recent inspection revealed the property remains in violation.

Suggested Board Action: Conclude the hearing, approve, modify or deny Mr. Oakley's appeal for a time extension. Also order the owner to maintain the Single Family Dwelling with Patio Cover and Detached Garage in a safe, clean and secure manner until the demolitions or rehabilitations are completed.